

1-1-74

99979

WARRANTY DEED

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9276



KNOW ALL MEN BY THESE PRESENTS, That JAMES R. RODGERS and NORMA LEE RODGERS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES R. RODGERS and NORMA LEE RODGERS, each as to a $\frac{1}{2}$ undivided interest the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A portion of Government Lot 1 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian being Parcel No. 1 of Major Partition No. 81-6 according to the official plat thereof on file with the County Clerk of Klamath County, Oregon, and described as follows:

Beginning at a 5/8" iron rod at the intersection of the South line of said Government Lot 1 and the Southeasterly right-of-way line of State Highway No. 422 (South), said pin being North 89° 57' 21" East 774.03 feet from the Southeast corner of said Government Lot 1; thence North 47° 06' 01" East 310.00 feet along said right-of-way line to a 5/8" iron rod; thence South 42° 53' 59" East 288.51 feet to a point on the South line of said Government Lot 1; thence North 89° 57' 21" 423.49 feet to the point of beginning.

SUBJECT, however, to a nonexclusive joint user road easement 30 feet wide from State Highway No. 422 (South) to the South line of said Government Lot 1 and being adjacent, Southwesterly and parallel to the Northeasterly line of the above described real property.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any as of the date of this deed,

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26 day of May, 1981; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

James R. Rodgers
James R. Rodgers

Norma Lee Rodgers
Norma Lee Rodgers

STATE OF OREGON,)
County of Klamath) ss.
May 26, 1981

STATE OF OREGON, County of) ss.
May 26, 1981

Personally appeared and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Before me:
Spencer B. Kalita
Notary Public for Oregon
My commission expires: 12-25-82

Notary Public for Oregon
My commission expires:

James R. & Norma Lee Rodgers
P.O. Box 46
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

James R. & Norma Lee Rodgers
Same
GRANTEE'S NAME AND ADDRESS

After recording return to:
James R. & Norma Lee Rodgers
Same
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
James R. & Norma Lee Rodgers
Same
NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 26th day of May, 1981, at 3:21 o'clock P.M., and recorded in book/reel/volume No. M81 on page 9276 or as document/fee/file/instrument/microfilm No. 99979, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By Bernetha L. Lett Deputy

Fee \$3.50

325